

# Columbia County Property Appraiser

Jeff Hampton

**2023 Working Values**

updated: 11/10/2022

Parcel: (<<) **22-4S-17-08671-010 (32170)** (>>)

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 1	
Owner	<b>NIEDERMEYER WILLIAM</b> <b>L'HEUREUX VICTORIA</b> 2656 SE CR 252 LAKE CITY, FL 32025		
Site	2656 SE COUNTY ROAD 252, LAKE CITY		
Description*	COMM AT INTERS OF S R/W OF C R 252 & E LINE OF NW1/4 OF NE1/4 RUN NW ALONG R/W 597.14 FT FOR POB. RUN S 235.58 FT, W 221.53 FT, N 340.59 FT TO S R/W, SE ALONG R/W 287.49 FT TO POB. 1039-1956,		
Area	1.75 AC	S/T/R	22-4S-17E
Use Code**	SINGLE FAMILY (0100)	Tax District	3

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



## Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$17,500	Mkt Land	\$17,500
Ag Land	\$0	Ag Land	\$0
Building	\$70,554	Building	\$70,554
XFOB	\$600	XFOB	\$600
Just	\$88,654	Just	\$88,654
Class	\$0	Class	\$0
Appraised	\$88,654	Appraised	\$88,654
SOH Cap [?]	\$28,601	SOH Cap [?]	\$26,799
Assessed	\$60,053	Assessed	\$61,855
Exempt	HX HB \$35,053	Exempt	HX HB \$36,855
Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$35,053	Total Taxable	county:\$25,000 city:\$0 other:\$0 school:\$36,855

## ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/4/2005	\$58,000	1039/1956	WD	I	Q	

### ▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1981	1960	2560	\$70,554

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

### ▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0294	SHED WOOD/VINYL	2017	\$500.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2017	\$100.00	1.00	0 x 0

### ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.750 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$17,500

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